



GRISDALES

PROPERTY SERVICES



22 Dallam Way, Whitehaven, CA28 9SF

£1,100 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

AVAILABLE JULY How would you like to live on one of the most desirable New Build Estates in Whitehaven?

Furnished to a high standard, this three bedroom, two bathroom semi detached house is a cracker and is well presented throughout. Pleasantly located on the Edge of this sought-after development with views to the front, benefitting from off road parking for two vehicles and well proportioned rear garden.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE HALL



Accessed via a composite door with decorative glass panelling; radiator, large under-stairs storage cupboard, stairs to the first floor landing and doors to:

LOUNGE

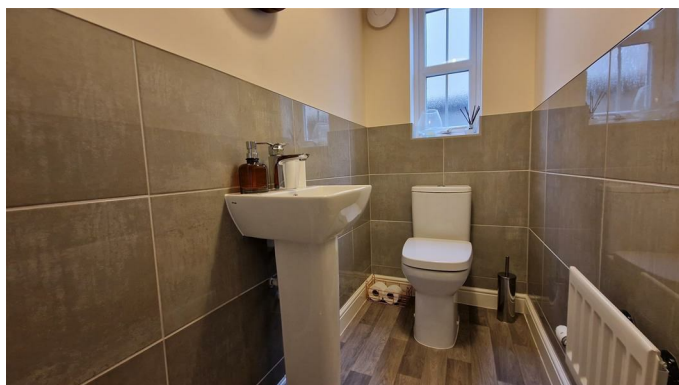
15'7" x 11'3" (4.76 x 3.43)



Twin front aspect double glazed windows, radiator and telephone point.

DOWNSTAIRS CLOAKROOM

6'2" x 3'3" (1.89 x 1.01)



WC, wash hand basin, double glazed frosted glass window, half tiled walls, radiator and extractor fan.

KITCHEN/DINING ROOM

16'5" x 9'0" (5.02 x 2.76)



Range of contemporary style wall and base units with complementary work surfaces, integral electric double oven with integrated microwave over, 5-ring gas hob with stainless steel extractor hood over, integrated dishwasher, integral washing machine, integral tall fridge and freezer, rear aspect double glazed window, double glazed patio doors, telephone point, TV point and radiator.

Back from the entrance hall, stairs lead to:

FIRST FLOOR LANDING

With doors leading to:

BEDROOM ONE

12'3" x 10'7" (3.74 x 3.24)



Double bedroom with front aspect double glazed window, radiator and door to:

EN SUITE SHOWER ROOM

7'8" x 3'10" (2.34 x 1.19)



Contemporary style 3-piece suite comprising of a double shower cubicle with tiled surrounds, WC, wash hand basin, double glazed frosted glass window, half tiled walls and radiator, extractor fan and shaving points.

BEDROOM TWO

9'3" x 8'10" (2.83 x 2.71)



Double bedroom with rear aspect double glazed window, radiator and television point.

BATHROOM

8'5" x 5'6" (2.57 x 1.68)



Stylish 3-piece suite comprising of a bath with mixer tap and shower head over, WC, wash hand basin, double glazed frosted glass window, half tiled walls, radiator and extractor fan.

BEDROOM THREE

9'2" x 7'3" (2.80 x 2.21)



Single bedroom with rear aspect double glazed window and radiator. This could be handily used as a dressing room.

EXTERNALLY



The property boasts off road parking for two vehicles. To the rear of the property there is a split levelled rear garden boasting a patio area and low maintenance shillied space; steps down to the lower level of the garden with elevated decked area and lawn.

DIRECTIONS

Upon entering Edge Hill Development via Clarendon Drive, continue straight and bear right following Clarendon Drive. Take the second Right onto Dallam Way and follow the road around to the left. The property can be found on the left hand side.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946 598300) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to

provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £253.00. This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit the tenancy agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdales.

WHAT HAPPENS NEXT?

Please see our website for further information.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan – Ask for a FREE appointment to discuss this plan with Lewis Morgan, our Protection Specialist.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau – Doing what's right for you.

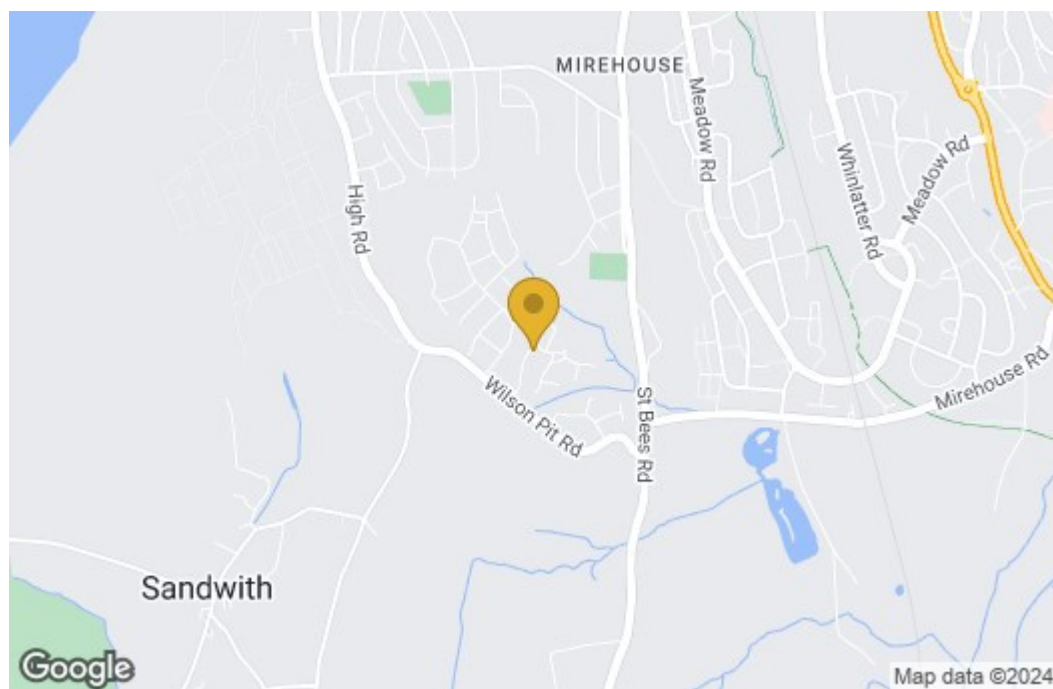
Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your

circumstances.

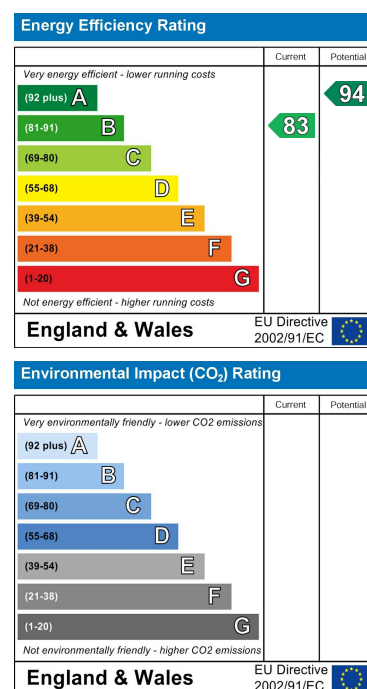
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.